

**113 Campbell Parade, Manly Vale, NSW 2093**



**House For Sale**

Tuesday, 12 March 2024

113 Campbell Parade, Manly Vale, NSW 2093

**Bedrooms: 4**

**Bathrooms: 3**

**Parkings: 7**

**Area: 789 m2**

**Type: House**



Jacquelynn Watson

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## Auction if not sold prior

Indulge in the epitome of luxury living in this exquisite dream home. This solidly built masterpiece offers a prestigious address with a four-car garage, ensuring both convenience and opulence. Nestled on a prime 790 square meter block, this residence stands as a testament to how well the floor plan flows. As you step inside, be captivated by the grandeur of 4.4-metre-high cathedral ceilings, creating an atmosphere of unparalleled sophistication. The expansive 405 square metres of internal space effortlessly blend functionality with aesthetic appeal, making this home a true sanctuary. With two generous living areas, one seamlessly opening up to a meticulously landscaped garden that mirrors the tranquility of Manly Dam that's on your doorstep, your dream home offers a seamless connection to nature. Picture yourself savouring moments of serenity while overlooking your private oasis, a garden that feels like a natural extension of Manly Vale's breathtaking surroundings. Indulge in the luxury of four bedrooms, three bathrooms, a home office for your professional pursuits, and a master bedroom that defines opulence. The master suite boasts not one, but two balconies, providing breathtaking views of the surrounding beauty. The expansive walk-in robe adds a touch of extravagance to your daily routine, offering both space and functionality. Perfectly positioned, this residence faces north, basking in the warmth of natural light throughout the day. You're just a leisurely 20-minute stroll from the iconic Manly Beach or 5-minute walk to Manly Dam. This home is a haven for those seeking the perfect blend of urban convenience and coastal charm. This property represents the pinnacle of luxury living in the area, where a meticulous floor plan meets solid construction. Make your dream lifestyle a reality in this prestigious home, a true gem in one of the most sought-after locations. Welcome to a life of unparalleled comfort and sophistication.

- Four car garage and three car spaces
- Large home office with its own bathroom
- Two living areas one with a North facing aspect
- Large Laundry area that leads to the garden with loads of storage
- Four large bedrooms, Master has two balconies and a walk-in robe
- Located only a five-minute walk to Manly Dam
- 4-metre-high cathedral ceilings
- Home office with own bathroom
- Large kitchen area next to the formal dining that opens up onto the North facing balcony
- 405sqm of internal space and 790sqm of land
- Laundry chute, Internal access from your garage
- Guest room located on the lower level with garden views
- Renovated bathrooms, opportunity to create a cellar under the house
- BBQ area nestled in the garden

Rental Appraisal: \$2500pw  
Council Rates: \$2519pa  
Water Rates: \$364.45pw  
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